

SIXTH. It is further agreed that all the covenants and agreements of the mortgagor herein contained shall extend to bind the mortgagor's heirs, executors, and administrators, successors and assigns, and shall inure to the benefit of the mortgagee, its successors and assigns.

SEVENTH. That if such payments be made as are herein specified, this conveyance shall be void and mortgagee will execute and deliver to mortgagor a release hereof and said mortgagor will file same of record at mortgagor's expense; but if the note... herein described, or any part of the indebtedness secured by this Mortgage or any interest thereon, be not paid when due, or if default be made in any covenant or agreement herein contained, then this conveyance shall become absolute and the whole of said principal note... shall become immediately due and payable at the option of the mortgagee; and no failure of the mortgagee to exercise any option to declare the maturity of the debt hereby secured shall be deemed a waiver of right to exercise such option at any other time as to any past, present or future default hereunder; and in case of default of payment of any sums herein covenanted to be paid, the said mortgagor agrees to pay to the said mortgagee interest at the rate of ten per cent per annum, computed annually on said sums, from the date of default to the time when said sums shall be fully paid.

EIGHTH. This mortgage and the note... secured thereby are to be governed by and construed under the laws of the State of Kansas.

IN WITNESS WHEREOF, The said mortgagor has hereunto subscribed their names and affixed their seal on the day and year first above mentioned.

Marilyn E. Smith *James B. Smith* (SEAL)
Ruth Ann Nutt *Donald O. Nutt* (SEAL)

ACKNOWLEDGMENTS.

MISSOURI
STATE OF ~~KANSAS~~ JACKSON COUNTY, ss.
BE IT REMEMBERED, That on this 13th day of October, A. D. 1953
before me, the undersigned, a Notary Public in and for the County and State aforesaid, came
James B. Smith and Marilyn E. Smith his wife,
to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Raymond E. Ward
Notary Public.

Commission expires My Commission Expires Oct. 20, 1956

STATE OF KANSAS DOUGLAS COUNTY, ss.
BE IT REMEMBERED, That on this October day of October, A. D. 1953
before me the undersigned, a Notary Public in and for the County and State aforesaid, came
Donald O. Nutt and Ruth Ann Nutt his wife,
to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Wale Steele
Notary Public.

Commission expires Dec. 12, 1955